

Planning Committee (South)
16 JANUARY 2018

Present: Councillors: Brian O'Connell (Chairman), Paul Clarke (Vice-Chairman), John Blackall, David Coldwell, Ray Dawe, Brian Donnelly, David Jenkins, Nigel Jupp, Gordon Lindsay, Tim Lloyd, Paul Marshall, Mike Morgan, Kate Rowbottom, Jim Sanson, Claire Vickers and Michael Willett

Apologies: Councillors: Jonathan Chowen, Philip Circus, Roger Clarke and Ben Staines

Absent: Councillors: Liz Kitchen

PCS/55 MINUTES

The minutes of the previous meeting of the Committee held on 19 December 2017 were approved as a correct record and signed by the Chairman.

PCS/56 DECLARATIONS OF MEMBERS' INTERESTS

DC/17/2639 and SDNP/17/02592/FUL – Councillor Nigel Jupp declared a personal interest because he knew some of the speakers and neighbouring residents. He took no part in the debate and abstained from voting on the application.

PCS/57 ANNOUNCEMENTS

There were no announcements.

PCS/58 APPEALS

The list of appeals lodged and appeal decisions, as circulated, was noted.

PCS/59 DC/17/2111 - ROBELL WAY, STORRINGTON

The Head of Development reported that this application sought permission for works along Robell Way including: realigning the southern kerb line; introducing double yellow lines along the length of the road; resurfacing the road and footpath; and the introduction of areas of soft landscaping. The application had been deferred by the Committee in November 2017 to allow further discussions between the applicant and adjacent business owners with a view to addressing concerns regarding access to the commercial units (Minute No. PCS/43 (21.11.17) refers). In the light of these discussions the applicant had submitted amendments to the proposal.

The application site was located southwest of Water Lane in Storrington and was a private roadway and access to the Water Lane Trading Estate. It would also be the vehicular access for a new residential development of 98 dwellings that had recently been approved.

Members were referred to the previous report which contained details of relevant policies, planning history, the outcome of consultations and a planning assessment of the original proposal. The consultation response from the Highway Authority commenting on the revised plans was noted by the Committee.

In response to consultation on the amended scheme, the Parish Council had raised concerns regarding the narrowing of the road and had sought advice from the Highway Authority and, since preparation of the report, had raised no objection. Nine further letters of objection had been received. Three letters had also been received withdrawing previous objections. One member of the public spoke in objection to the application, and a representative of the applicant spoke in support of it.

Members considered the officer's planning assessment of the amended proposal and considered whether the concerns of local businesses, regarding access for larger vehicles when manoeuvring into Robell Way and accessing the industrial units, had been satisfactorily addressed.

Members considered that effective enforcement of the proposed double yellow lines was essential to prevent parked vehicles narrowing the road further and restricting access. Members therefore agreed that the applicant should submit a Parking Management Plan to establish how parking enforcement would be effectively sustained.

RESOLVED

That planning application DC/17/2111 be determined by the Head of Development with a view to approval subject to an additional condition requiring the submission of a satisfactory Parking Enforcement Management Plan, with the discharge of this condition to be in consultation with the Local Members.

PCS/60 DC/17/2639 - DOWNSVIEW FARM, CLAY LANE, COOTHAM

The Head of Development reported that this application sought permission for the erection of a single storey agricultural training building, with a maximum ridge height of 3.6 metres, within the farmyard. The building would include training rooms for agricultural and butchery course related to the use of the farm, overnight accommodation for trainees, kitchen areas and bathroom/WCs.

The application site was located in the countryside, partly within the South Downs National Park (SDNP) but also within the Horsham District, southwest of the built up area of Storrington. The site was the working farmyard with access

via a track from Clay Lane. There was a cold store and other agricultural outbuildings. The site was screened by a natural bund to the north, and there were established shrubs and trees to the south.

Because the application site straddled two planning authorities, the SDNP and Horsham District Council (HDC), a concurrent application SDNP/17/02592/FUL for the proposal had also been submitted for consideration by this Committee.

Details of relevant government and council policies and relevant planning history, as contained within the report, were noted by the Committee. A mobile home on the site, which had been granted temporary permission, was currently the subject of an enforcement case.

The responses from statutory internal and external consultees, as contained within the report, were considered by the Committee. Storrington and Sullington Parish Council objected to the application. Three letters of objection had been received. Three members of the public spoke in objection to this application.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: the principle of development; diversification of the existing agricultural use; its visual impact on the rural setting; neighbouring amenity; and transport and parking.

Officers advised that an additional condition was recommended relating to levels to ensure that the building has the correct ground level. Members were also concerned that the unauthorised building on the site, which the applicants had stated would be reused for this development, should be removed through a condition. Officers therefore suggested an additional condition for its removal prior to the first use of the building now proposed.

Members were concerned that the proposed building should be used for its stated purpose only and discussed the need for assurance that the proposed business was viable.

Members discussed the poor condition of Clay Lane and suggested that officers request the Highway Authority review its condition.

RESOLVED

That planning application DC/17/2639 be determined by the Head of Development with a view to approval subject to the submission of an acceptable Business Plan, in consultation with the Local Members, and the addition of: (i) a condition relating to levels; and (ii) a condition to secure the removal of the existing unauthorised building prior to first use of the new building.

PCS/61 **SDNP/17/02592/FUL - DOWNSVIEW FARM, CLAY LANE, COOTHAM**

The Head of Development reported that this application sought permission for the erection of a single storey agricultural training building, with a maximum ridge height of 3.6 metres, within the farmyard. The building would include training rooms for agricultural and butchery course related to the use of the farm, overnight accommodation for trainees, kitchen areas and bathroom/WCs.

The application site was located in the countryside, partly within the South Downs National Park (SDNP) but also within the Horsham District, southwest of the built up area of Storrington. The site was the working farmyard with access via a track from Clay Lane. There was a cold store and other agricultural outbuildings. The site was screened by a natural bund to the north, and there were established shrubs and trees to the south.

Because the application site straddled two planning authorities, the SDNP and Horsham District Council (HDC), a concurrent application DC/17/2639 for the proposal had also been submitted for consideration by this Committee.

Details of relevant government and council policies and relevant planning history, as contained within the report, were noted by the Committee. A mobile home on the site, which had been granted temporary permission, was currently the subject of an enforcement case.

The responses from statutory internal and external consultees, as contained within the report, were considered by the Committee. The Parish Council raised no objection subject to a non-severance condition. Ten letters of objection had been received, including one from the Wiggonholt Association. Two members of the public spoke in objection to this application, and the applicant addressed the committee in support of proposal.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: the principle of development; diversification of the existing agricultural use; its visual impact on the rural setting; neighbouring amenity; and transport and parking.

Officers advised that an additional condition was recommended relating to levels to ensure that the building has the correct ground level. Members were also concerned that the unauthorised building on the site, which the applicants had stated would be reused for this development, should be removed through a condition. Officers therefore suggested an additional condition for its removal prior to the first use of the building now proposed.

Members were concerned that the proposed building should be used for its stated purpose only and discussed the need for assurance that the proposed business was viable.

Members discussed the poor condition of Clay Lane and suggested that officers request the Highway Authority review its condition.

RESOLVED

That planning application SDNP/17/02592/FUL be determined by the Head of Development with a view to approval subject to the submission of an acceptable Business Plan, in consultation with the Local Members, and the addition of: (i) a condition relating to levels; and (ii) a condition to secure the removal of the existing unauthorised building prior to first use of the new building.

The meeting closed at 3.35 pm having commenced at 2.30 pm

CHAIRMAN